

110.7 Periodic Inspections. The *building official* shall inspect periodically existing buildings and structures and parts thereof in accordance with Table 110 entitled Schedule for Periodic Inspections of Existing Buildings. Such buildings shall not be occupied or continue to be occupied without a valid Certificate of Inspection. Periodic inspections required by this section do not apply to residences operated or licensed by the Massachusetts Department of Developmental Services and subject to 780 CMR *One- and Two-family Dwellings*.

Schedule for Periodic Inspection of Existing Buildings
(See Chapters 3 and 4 for complete descriptions of use groups.)

Use Group	Use Group	Use Group Description	Minimum Inspections	Maximum Certification Period
A-1	Movie theaters or theaters for performing acts (stage and scenery)	> 400 occupant loads; 400 occupant loads	Semi – annual Semi – annual	One year One year
A-2	Restaurants, Night Clubs or similar uses	> 400 occupant loads ¹ ; 400 occupant loads ¹	Semi –annual ¹ Annual ¹	One year One year
A-3	Lecture halls, churches and places of religious worship, recreational centers, terminals, etc.	> 400 occupant loads; 400 occupant loads	Semi –annual Annual	One year One year
A-4	Low density recreation and similar uses.		see note 4.	Five years
A	Special amusement buildings or portions thereof.		see note 4.	One year
E	Educational, day care		see note 4.	One year
I-1	Group home		see note 4.	One year
I-2	Residents incapable of self preservation – hospitals, nursing home, mental hospitals, certain day care facilities.		see note 4.	Two years ³
I-3	Residents restrained – prisons, jails, detention centers, etc.		see note 4.	Two years
I-4	Adult and/or child day care facilities.		see note 4.	One year
R-1	Hotels, motels, boarding houses, etc.		see note 4.	One year
R-1	Detoxification facilities		see note 4.	Two years
R-2 ²	Multi-family		see note 4.	Five years
R-2	Summer Camps for children.		Annual	One year
R-4	Residential care/assisted living facilities		Annual	One year
Any	Facilities licensed by the Alcohol Beverage Control Commission where alcoholic beverages are served and consumed.		Annual as per M.G.L. c. 10, § 74	One year as per M.G.L. c. 10, § 74
Any	House museums (see Chapter 34 for definition)		Annual	One year
Any	Fire escapes, etc. per Chapter 10		Five years	Five years

Notes:

1. When appropriate for A-2 uses, the inspection for the Certificate of Inspection should include and be timed to satisfy the requirements of M.G.L. c. 10, § 74.
2. Building inspections in this use group may be performed by a qualified third party acceptable to the *building official* that includes but is not limited to: *registered design professional* or individuals with qualifications comparable to a *building official* as per section 103.
3. One year for facilities licensed or operated by DMH.
4. Prior to issuance of new certificate.

General Note: It is the responsibility of building “owner”, as defined in Chapter 2, to meet the inspection requirements in this table for continued use and occupancy. The maximum certification period specified in the table is intended to provide administrative flexibility. For uses allowing more than one year maximum certification period, the *building official* may determine the certificate validity term. For example, an R-2 building could be certified for one, two, three, four or five years.

110.7.1 ABC licensed Establishments. Certificates of inspection for establishments intending to sell alcoholic beverages to be consumed on the premises shall be governed by M.G.L. c. 10,

§ 74 and the inspection schedule in section 110.7. The *building official* may issue a temporary inspection certificate, once co-signed by the *building official* and by the head of the fire department, effective to a date certain for the establishment.